

REQUEST FOR COUNCIL ACTION

MEETING
5-13-03

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AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: Final Plat #03-15 to be known as Sunset Trail		PREPARED BY: Mitzi A. Baker, Senior Planner

May 13, 2003

Staff Recommendation:

1. *An access easement document shall be recorded concurrent with recording the Final Plat documents to ensure perpetual access across and between Lots 1 and 2, and shall establish a clear policy on how maintenance will be handled. Public safety personnel and their vehicles shall be assigned the right of passage at all times.*

Council Action Needed:

1. *If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

Attachment:

1. Staff Report

Distribution:

1. City Attorney
2. Planning Department File
3. GGG
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday May 19, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

Final Plat #03-15
Sunset Trail
800' Notification Distance
Ward 3 McConnell
05/06/03

WEST CIRCLE DR NW

41 ST NW

40 AVE NW

40 AVE NW

PROW LN NW

INSTRUMENT DR NW

LIVERPOOL PL NW

ARBOR LN NW

YORK LN NW

ARBORETUM DR

42 ST NW

ARBORETUM DR NW

STRATFORD LN NW

ARBOR DR NW

DORSET ST NW

DORSET LN NW

AVON LN NW

BRADFORD LN NW

TRENTON LN NW

48 ST NW

DORSET LN NW

SCARBOROUGH LN NW

LINCOLN LN NW

GLEN LN NW

SPENCER LN NW

31 AVE NW

43 ST NW

48 ST NW

RD 151 NW

28 ST NW

D LN NW

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SUNSET TRAIL

SE 1/4

SW 1/4

SE 1/4

SW 1/4

UNPLATTED

UNPLATTED

LOT 1, BLOCK 2

LOT 2

NW 1/4

NW 1/4

NE 1/4

UNPLATTED

REMARKS:
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 107 NORTH, RANGE 14 WEST WHICH IS ASSIGNED TO BEAR S86°12'16"W.

CONTROLLED ACCESS EASEMENT:
EASEMENT TO, FROM, OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 16A.02.

UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER, AND ACROSS EASED EASEMENT.

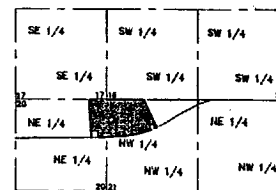
EXISTING EASEMENTS DEFINED:
ALL EASEMENTS SHOWN ARE PER TRAILBLAZE AT 41ST BY UET UNLESS OTHERWISE DESCRIBED.

UTILITY EASEMENTS:
UTILITY EASEMENTS ARE 10 FEET BY BOTH ADJACENT TO STREET LINES AND 10 FEET ADJACENT TO REAR LOT LINES UNLESS OTHERWISE SHOWN.

SURVEYOR'S NOTE:
THE BASIS OF THE ORIENTATION FOR THE TORRENS PROPERTY IS 01 MINUTE DIFFERENT THAN THE BASIS OF THE ORIENTATION FOR THE ABSTRACT PROPERTY.

EASEMENT "A":
Pedestrian access easement per document #85628 on file and of record in the Office of the Olmsted County Recorder.

EASEMENT "B":
Pedestrian access easement per document #83385 on file and of record in the Office of the Olmsted County Recorder.



VICINITY MAP
T. 107, R. 14

LINE	(M) AZIMUTH	DISTANCE	(N) AZIMUTH
L1	333°53'22"	10.00'	
L2	153°32'36"	10.00'	
L3	284°17'48"	100.00'	284°18'48"
L4	334°22'30"	100.00'	334°21'30"
L5	284°17'48"	24.88'	284°18'48"
L6	284°38'24"	18.10'	284°38'24"
L7	354°12'06"	20.00'	354°12'06"
L8	83°08'24"	18.48'	83°08'24"
L9	174°22'56"	1.64'	174°22'56"
L10	174°22'56"	12.15'	
L11	284°18'48"	17.11'	

CURVE	LENGTH	DELTA	RADIUS	CHORD	(M) CHORD AZIMUTH	(N) CHORD AZIMUTH
C1	13.08'	00°22'41"	1382.39'	13.08'	AZ=41°02'38"	
C2	18.85'	00°40'44"	1374.39'	18.85'	AZ=51°28'30"	
C3	0.23'	00°00'35"	1382.39'	0.23'	AZ=61°04'40"	
C4	36.07'	01°15'17"	1381.39'	36.07'	AZ=82°15'45"	
C5	124.36'	05°09'18"	1366.39'	124.36'	AZ=99°13'44"	
C6	84.15'	45°58'21"	80.00'	82.45'	AZ=288°08'19"	AZ=288°07'19"
C7	98.36'	35°13'14"	100.00'	87.86'	AZ=112°18'30"	AZ=112°15'30"
C8	59.30'	37°36'28"	100.00'	58.43'	AZ=167°22'21"	
C9	75.11'	03°08'17"	1382.39'	75.10'	H85°56'18"E	AZ=85°58'18"
C10	27.86'	1382.39'	1708.17'	27.86'	H87°42'08"E	
C11	375.92'	1382.39'	1534.51'	374.76'	H75°20'05"E	
C12	23.14'	200.00'	1578.58'	23.19'	H14°30'37"W	

LEGEND

- D.E. Drainage Easement
- U.E. Utility Easement
- (M) - Measured Distance/Azimuth
- (R) - Recorded Distance/Azimuth
- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S. #21940 SET
- FOUND MONUMENT (IRON PIPE UNLESS OTHERWISE NOTED)
- COMPUTED POINT

UTILITY EASEMENT

QUARTER LINES

SIXTEENTH LINES

CONTROLLED ACCESS

GRAPHIC SCALE

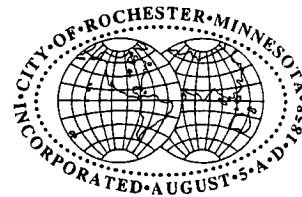
(IN FEET)
1"=50' FT

MAY - 6 2023
ROCHESTER RECORDS
PLANNING DEPARTMENT

SHEET 2 OF 2

GCG Engineering
Surveying
Planning
Geoffrey G. Griffin
141 North Maple Street, Rochester, MN 55903, Ph. 507-252-2942

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ROCHESTER-OLMSTED
PLANNING DEPARTMENT

2122 CAMPUS DR SE

ROCHESTER MN 55904-4744

ADMINISTRATION/
PLANNING 507/285-8232

GIS/ADDRESSING/
MAPPING 507/285-8232

HOUSING/HRA 507/285-8224

BUILDING CODE 507/285-8213

WELL/SEPTIC 507/285-8345

FAX 507/287-2275

TO: Rochester Common Council

FROM: Mitzi A. Baker, Senior Planner

DATE: May 13, 2003

**RE: Final Plat #03-15 to be known as Sunset Trail, to re-plat Lot 1,
Block 1, Trailridge At 41st By IRET.**

Planning Department Review:

Applicant/Owner:

IRET
Michael A. Bosh
PO Box 1988
Minot, ND 58702-1988

Surveyors/Engineers:

GGG
241 North Winona Street
Chatfield, MN 55923

Report Attachments:

1. Referral Comments
2. Location Map
3. Copy of Final Plat

Plat Data:

Location of Property:

This plat is located along the north side of 41st Street NW, east of the Douglas Trail.

Zoning:

The property is zoned R-3 (Medium Density Residential).

Proposed Development:

Two apartment complexes currently occupy the property, which is platted as Lot 1, Block 1, Trailridge At 41st by IRET.

Streets:

There are no new roadways being dedicated with this Plat. The adjacent road right-of-way was previously dedicated or platted.



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Planning Staff and Recommendation:

Staff would recommend approval subject to the following conditions:

- 1. An access easement document shall be recorded concurrent with recording the Final Plat documents to ensure perpetual access across and between Lots 1 and 2, and shall establish a clear policy on how maintenance will be handled. Public safety personnel and their vehicles shall be assigned the right of passage at all times.***

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 5/13/03

The Department of Public Works has reviewed the application for Final Plat #03-15, on the Sunset Trail (replat of Lot 1, Block 1, Trailridge @ 41st by IRET) property. The following are Public Works comments on this request:

1. This property is subject to the terms of the executed Development Agreement and Pedestrian Facilities Agreement for Trailridge @ 41st by IRET.

Charges/fees applicable to the development of this property are addressed in the Development Agreement and have been paid through the City-Owner Contract for Trail Ridge @ 41st by IRET.